



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 05/23/00

AGENDA ITEM _____

WORK SESSION ITEM WS #3

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT: Weekes Branch Library Expansion/Renovation

RECOMMENDATION:

It is recommended that the City Council review and comment on this report.

BACKGROUND:

On December 7, 1999, the City Council authorized a professional services agreement with Noll & Tam, Architects to prepare plans for the expansion of the Weekes Branch Library. The expansion goals for this project have been identified as follows: 1) to increase the space available for library programs, such as story times, class visits, literacy projects, adult programming, and after school studies; 2) to increase the seating capacity in the library; 3) to provide space for improved technology – primarily public computers; 4) to increase the service spaces for children and teens; and 5) to improve the entrance and circulation patterns.

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under addition to an existing structure.

The proposed design shown on the attached Exhibit A expands the library by 2,942 square feet; the existing area is 4,500 square feet. The additions are as follows:

BUILDING AREA ADDITIONS	
Additions	Square Feet
Library Program Room	1,681
East Wing Addition	943
Young Adult Addition	318
TOTAL	2,942

The library seating capacity, exclusive of the program room, would increase from the existing 41 seats to 76 seats. These are primarily within the children's area where seating would increase from the existing 17 seats to 44 seats. The number of public computers would increase from the existing 6 to 18. The majority of the increased shelving will also be in the children's collection, which increases from an existing 887-feet of shelving to 1,128-feet, and in the young adult area, which increases from an existing 108-feet of shelving to 180-feet. The

east wing addition will be devoted to children's collections, and there is a new young adult room on the west side. A summary of the expansion program is shown on Exhibit B.

The renovation portion of the design includes complete replacement of the existing HVAC system, partial roof replacement, new carpeting throughout, new safety glass, electrical and computer wiring upgrades, and additional seismic reinforcement.

On April 26, 2000, the architect and staff presented the design to the design review panel, which consists of representatives from the Library Commission, Friends of the Hayward Public Library/Project Legacy, the South Hayward community, and Library staff. The panel suggested some minor modifications to the children's room layout, which will be incorporated into the design. On May 15, 2000, the architect and staff presented the design to the Library Commission. While fully supportive of the design presented, the Library Commission expressed disappointment that sufficient funding was not available to provide a larger expansion of the Weekes Branch. Specifically, they voted to recommend to the City Council that additional funding be provided in order to add additional employee workspace and to add to the adult collection area. Staff has looked at both of these requests and has estimated that in order to add 360 square feet to the existing staff work area, it would cost approximately \$85,000, and to add 900 square feet to the adult collection area would cost approximately \$250,000. Library staff pointed out that given any additional funding, their staff would prefer it go to add to public space, not staff workspace. After the City Council has reviewed the design and commented, the design will be presented at a community meeting at the Weekes Library at 7:00 p.m. on Thursday, May 25, 2000.

PROJECT COSTS:

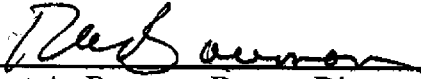
Construction	\$940,000
Consultant Design & Construction Support	130,000
Design Administration	35,000
Construction Inspection & Administration	55,000
TOTAL	<u>\$1,160,000</u>

FUNDING:

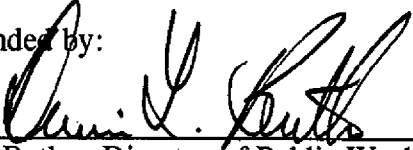
A total of \$1,100,000 is programmed in the Capital Improvement Fund of the 1999/2000 Five-Year Capital Improvement Program, which includes a Project Legacy Committee contribution of \$100,000. The Friends of Hayward Public Library have committed another \$35,000 to be used for the Young Adult addition. A Recycling Board Grant in the amount of approximately \$25,000 is also available to purchase construction materials that have sufficient recycled content, such as carpeting.

Project Legacy has also committed another \$85,000 to be used for separately purchased shelving, furnishings, and equipment.


Prepared by:


Robert A. Bauman, Deputy Director of Public Works

Recommended by:


Dennis L. Butler, Director of Public Works

Approved by:


Jesús Armas, City Manager

Attachments: Exhibit A: Preliminary Weekes Library Expansion Design
Exhibit B: Weekes Branch Library

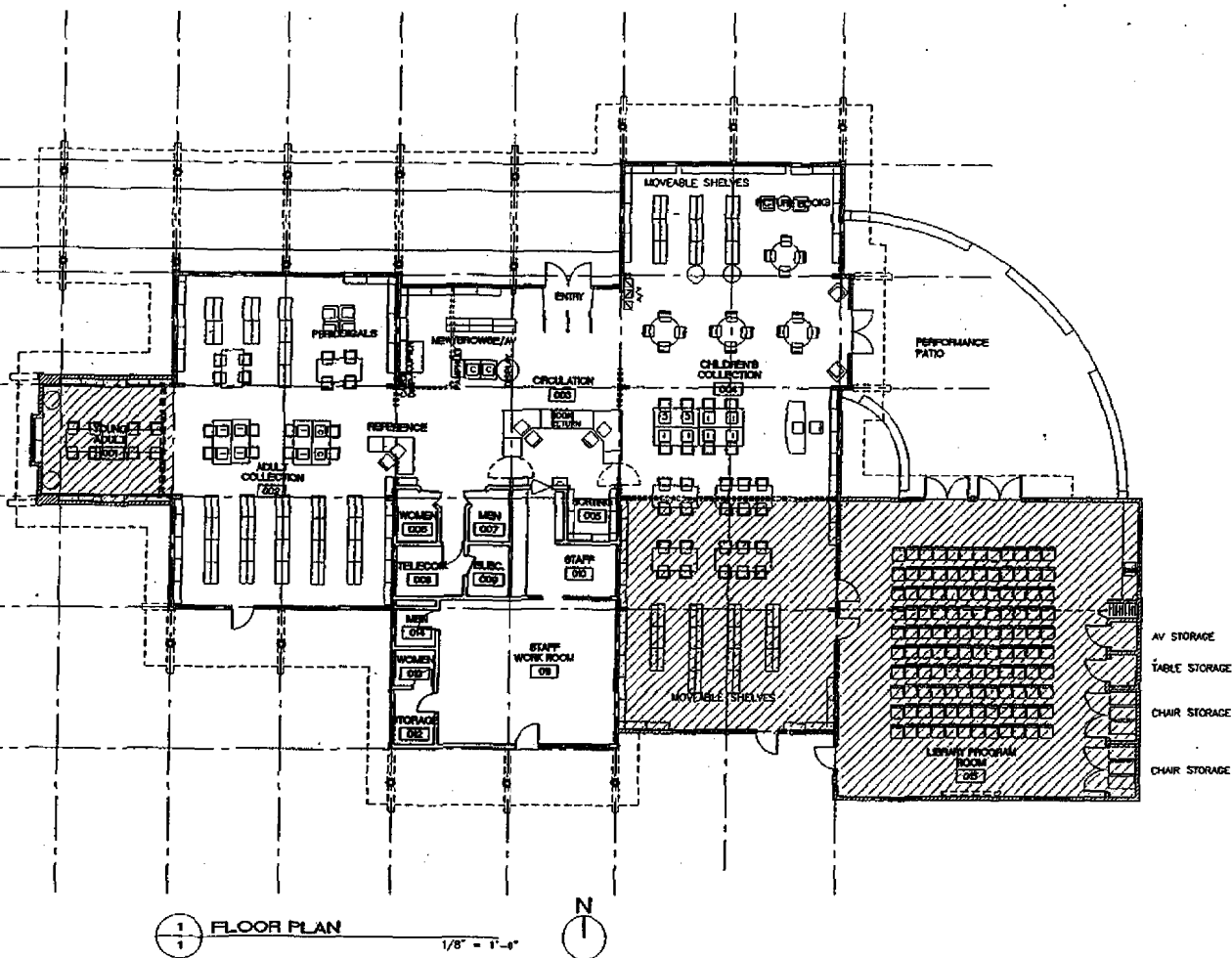


Exhibit A

CITY OF BAYVIEW		WHEELER BRANCH LIBRARY	
PLANNING DEPARTMENT		DATE: 05/20/00	
PROJECT: WHEELER BRANCH LIBRARY		SHEET NO. 1	
DESIGNER: NOLL & TUNE		SCALE: AS NOTED	
729 Main Avenue Beverly Hills, California 94710 41510-699-8395 Fax 415-465-3038		SHEET NUMBER	
A1.0			

LIBRARY PROGRAM

BUILDING AREA

Additions	Square Feet	% Increase
Library Program Room	1,681	
East Wing Addition	943	
Young Adult Addition	318	
Total Additions Area	2,942	
Existing Building Area	4,500	
Total Proposed Building Area	7,442	65%

COLLECTION SHELVING

Program Area	Existing Ln. Ft.	Proposed Ln.Ft.	% Increase
Children's	887	1,128	27%
Lobby	108	180	67%
Young Adult	135	258	91%
Adult	1,720	1,456	-16%
Total Linear Feet	2,850	3,022	6%

PUBLIC COMPUTER TERMINALS

Program Area	Existing	Proposed	% Increase
Children's	1	8	700%
General	5	10	100%
Total Terminals	6	18	200%

PUBLIC SEATING

Program Area	Existing	Proposed	% Increase
Children's	17	44	160%
Young Adult	2	8	300%
Adult	22	24	10%
Total Seats	41	76	85%